



750 EARLHAM ST
Pasadena, CA 91101

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750 EARLHAM ST
Pasadena, CA
ACT ID ZAB0120678

Marcus & Millichap
LAAA Team

Expertise | Execution | Excellence

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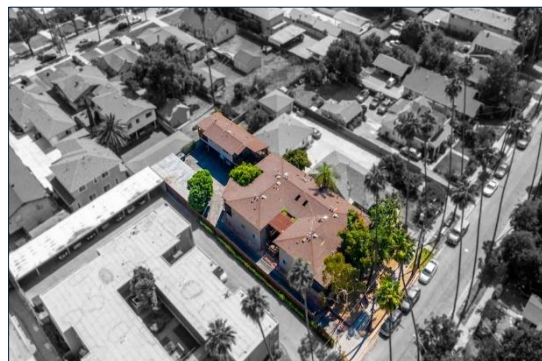
INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
Price	\$2,695,000		CURRENT	PRO FORMA
Down Payment	38% / \$1,024,100	CAP Rate	4.49%	5.94%
Loan Amount	\$1,670,900	GRM	15.28	12.34
Loan Type	Proposed New	Net Operating Income	\$120,992	\$160,102
Interest Rate / Amortization	3.75% / 30 Years	Net Cash Flow After Debt Service	2.75% / \$28,133	6.57% / \$67,244
Price/Unit	\$299,444	Total Return	5.75% / \$58,857	9.68% / \$99,140
Price/SF	\$478.52			
Number of Units	9			
Rentable Square Feet	5,632			
Year Built	1961			
Lot Size	0.25 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
5	1 Bed / 1 Bath	
4	2 Bed / 1 Bath	
9	Total	5,632



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,670,900
Loan Type	Proposed New
Interest Rate	3.75%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	62%
Debt Coverage Ratio	1.3

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Jet Propulsion Laboratory	6,000
Operations/Risk Group	5,315
Jacobs Engineering Company	4,000
Caltech	3,517
Hudson Gardens	3,400
Blue Chip Stamps	3,074
Saint Elizabeth Church	2,800
Stater Bros Holdings Inc	2,115
Huntington Memorial Hospital	2,105
Feihe International Inc	1,932
Pasadena City College	1,600
Parsons Wtr Infrastructure Inc	1,522

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	43,696	187,975	450,197
2010 Census Pop	41,636	178,358	430,297
2019 Estimate HH	17,523	74,896	168,650
2010 Census HH	16,445	70,046	159,017
Median HH Income	\$56,841	\$80,856	\$78,901
Per Capita Income	\$33,238	\$50,071	\$45,532
Average HH Income	\$82,263	\$124,673	\$120,739

INVESTMENT OVERVIEW

LAAA Team of Marcus & Millichap is proud to present these 9 units located at 750 Earlham Street in Pasadena, California. Built in 1961, the property sits on 11,047 square feet of land with 5,632 square feet of rentable area and consists of 5- one bed / one bath and 4- two bed / one bath units.

The Seller has replaced 10 water heaters on the property and installed a new drainage system. The property features ample on-site gated carport parking, tenant storage, on-site laundry facilities, spacious balconies and spacious units. There are 2 commercial grade washer and dryers on-site that are owned by the landlord allowing for additional income. The property is entirely gated and equipped with modern intercom technology and all balconies have privacy shades installed.

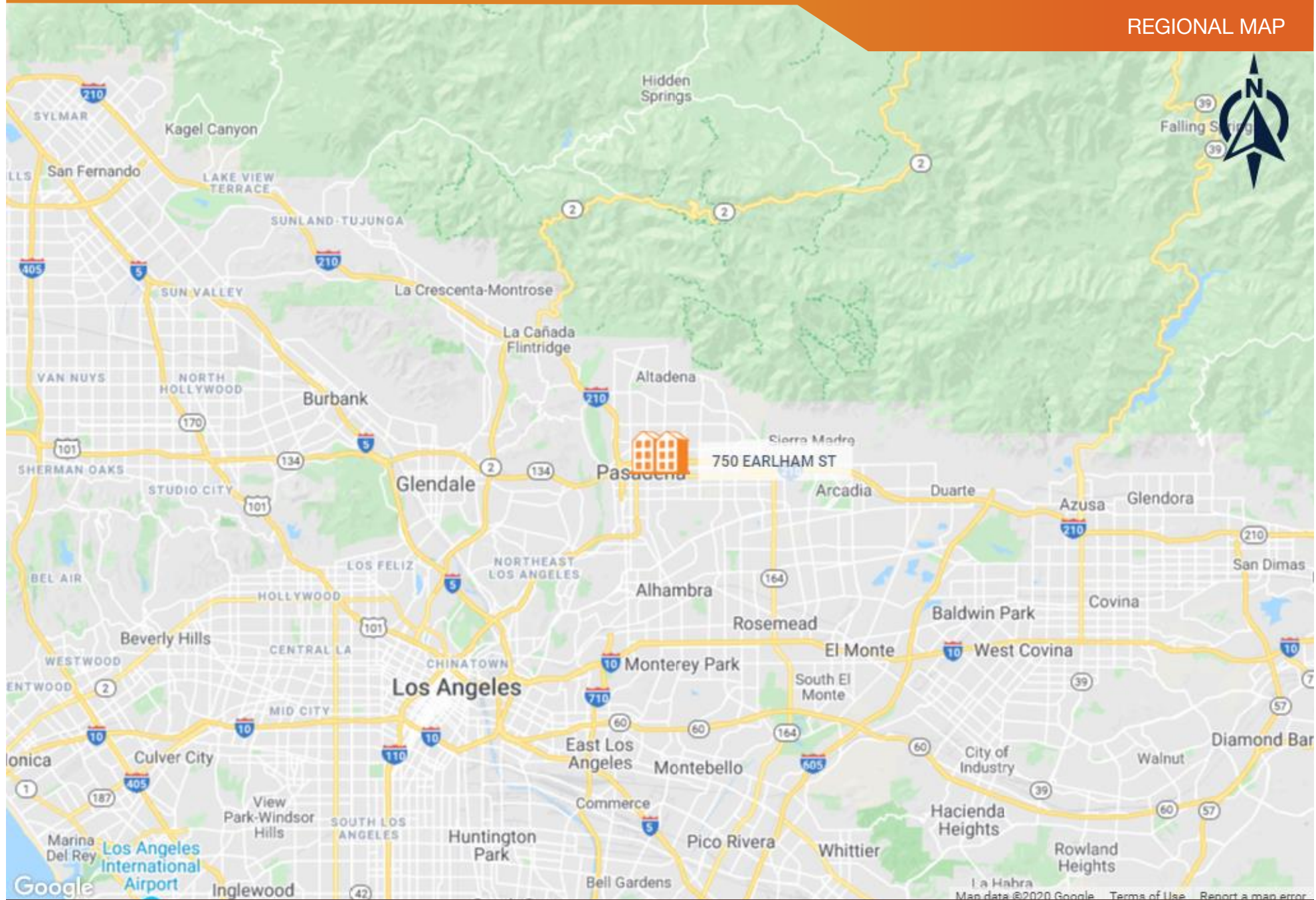
With a Walk Score of 85, the property is ideally located in a quiet and desirable, tree-lined location proximate to the 210 freeway, minutes from The Carnegie Observatories and less than two miles from the world class dining, shopping and entertainment of Old Town Pasadena, The Paseo and The Shops on Lake Avenue.

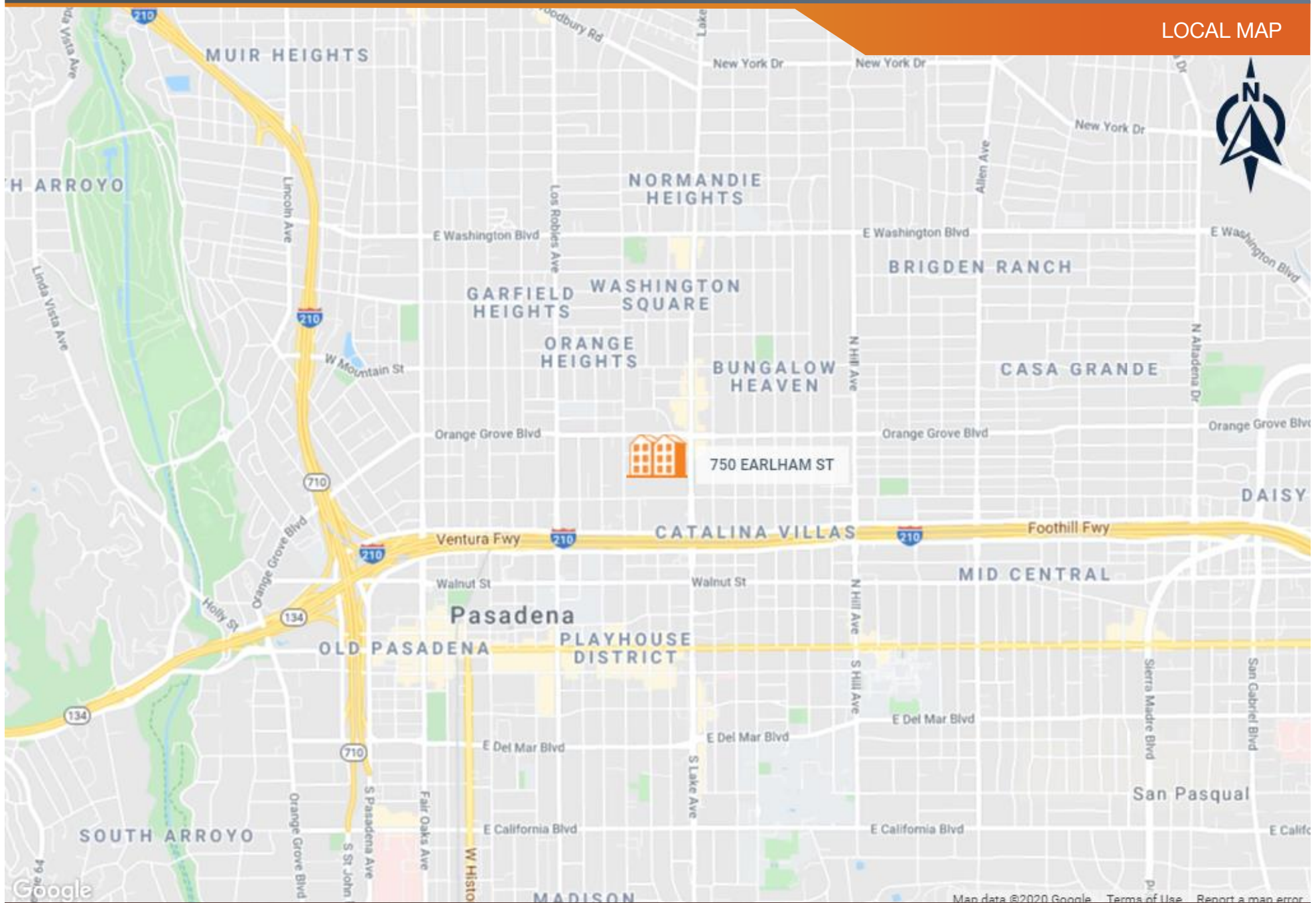
The investment has been meticulously maintained allowing a savvy investor to capture the upside by updating and modernizing the units to achieve top market rents.

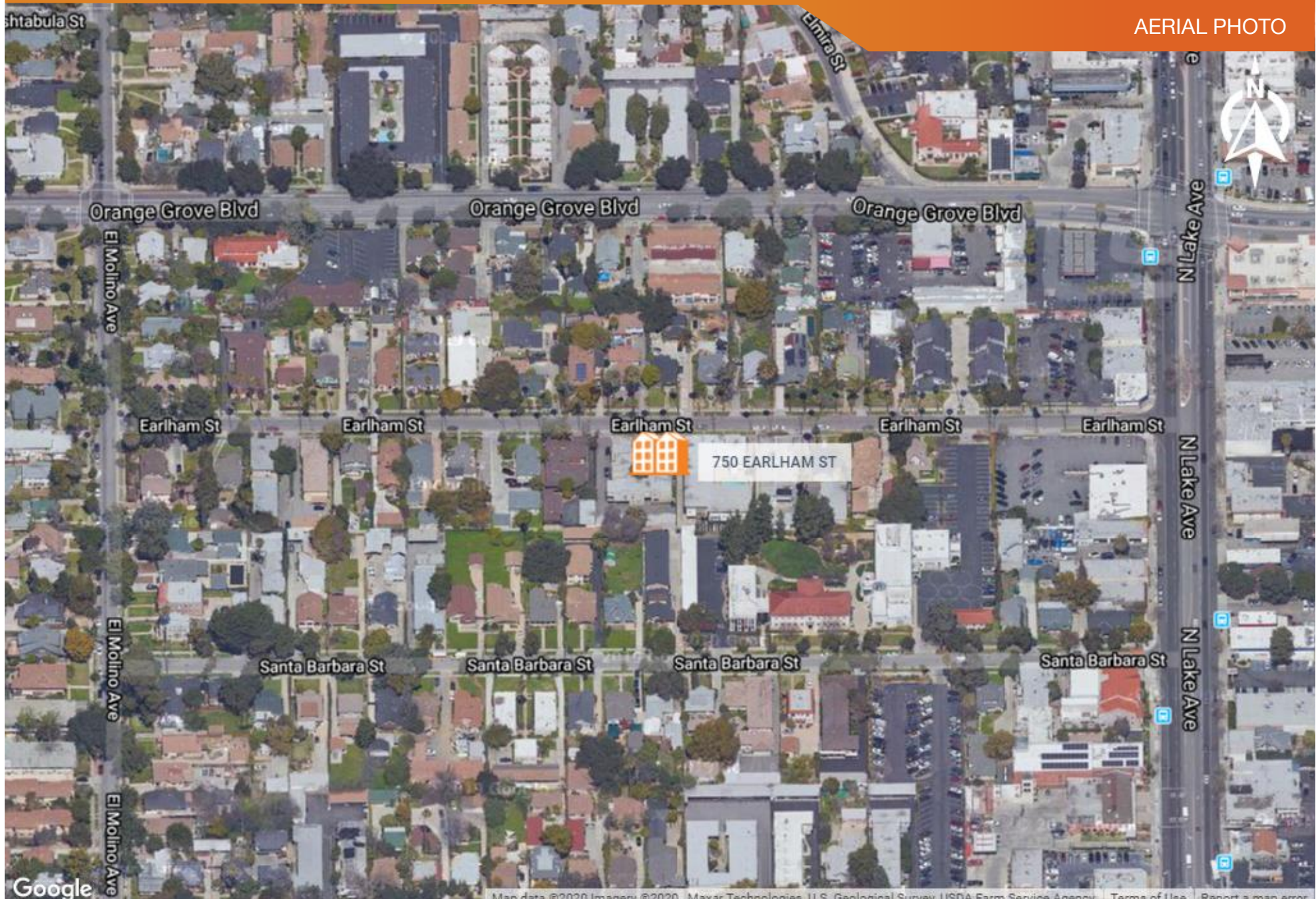
INVESTMENT HIGHLIGHTS

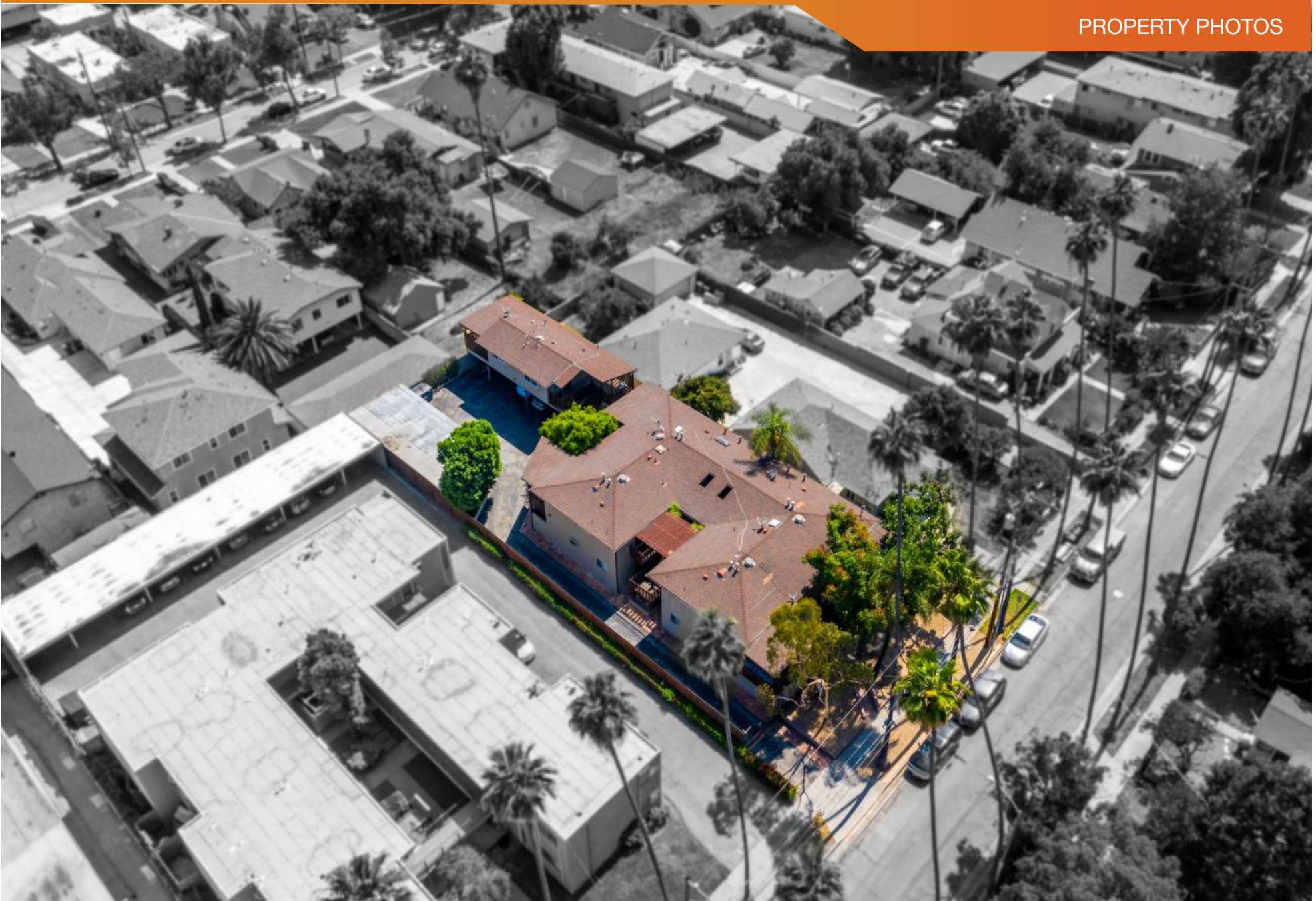
- Built in 1961
- Huge Value Add
- 1- 1+1 Unit Vacant
- Newer Water Heaters
- Ample On-Site Gated Parking
- On-Site Laundry Facilities (Landlord Owned)
- Tenant Storage Areas
- Minutes from The Carnegie Observatories
- Less Than 2 Miles from Old Town
- Walk Score of 85

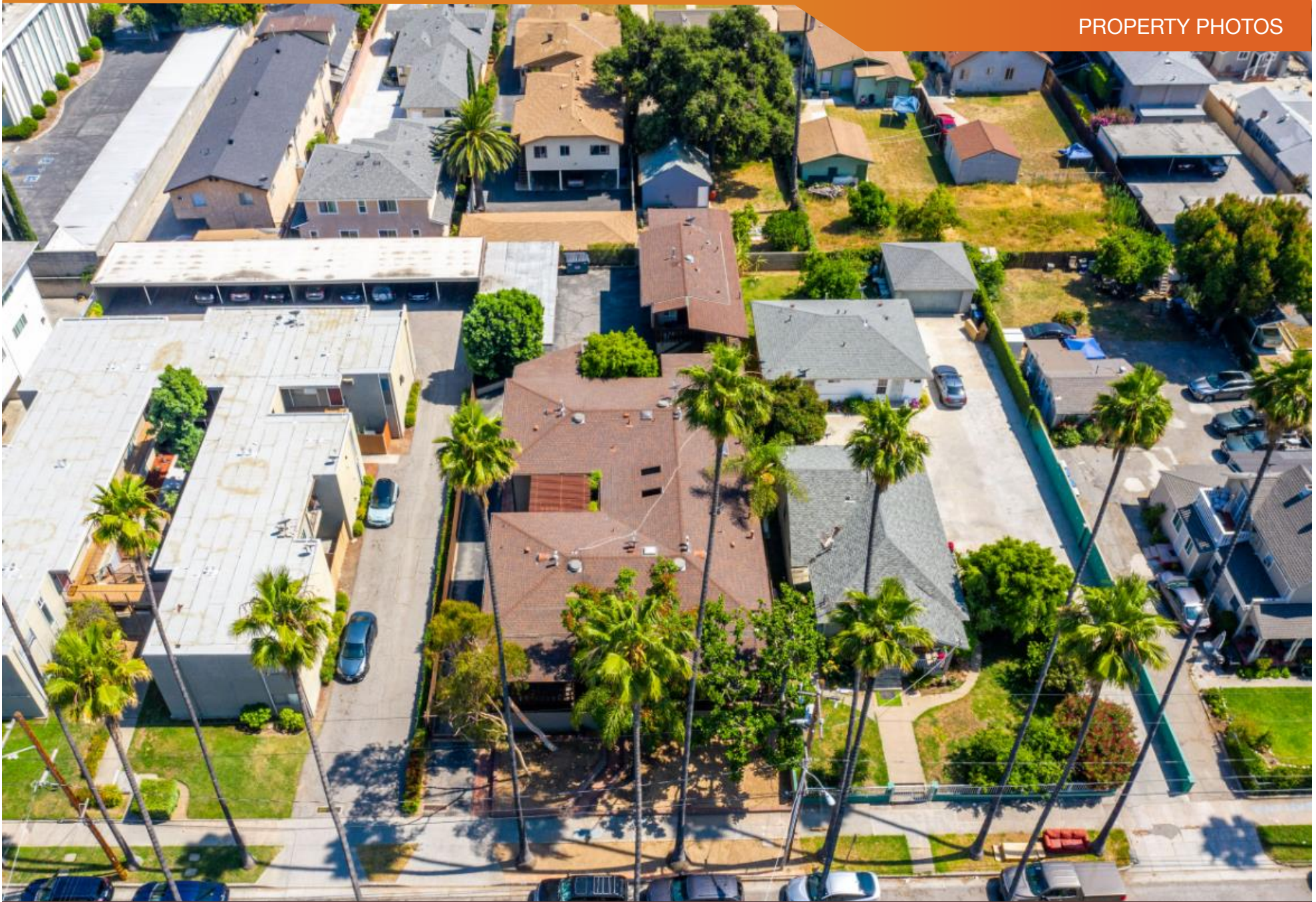














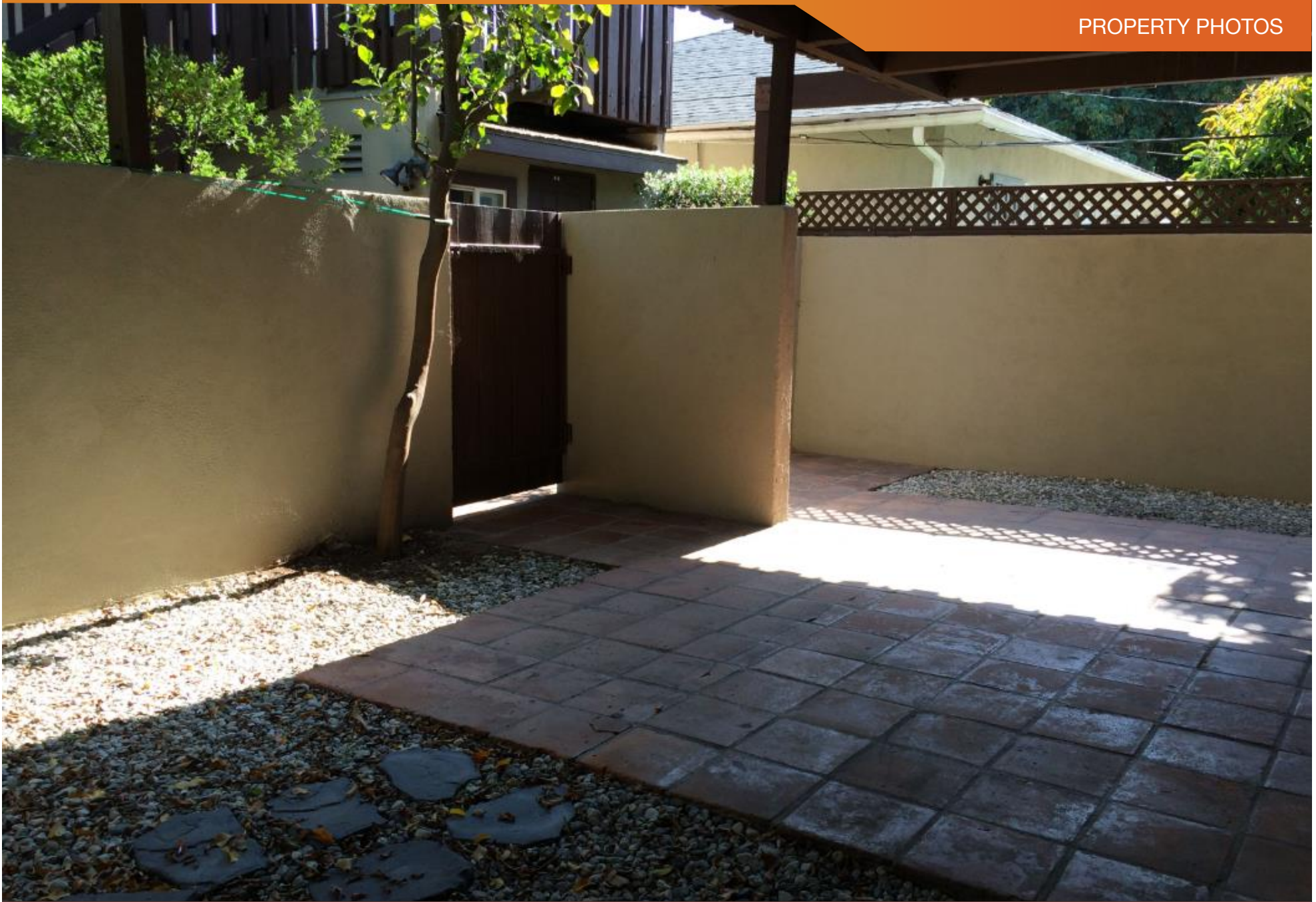


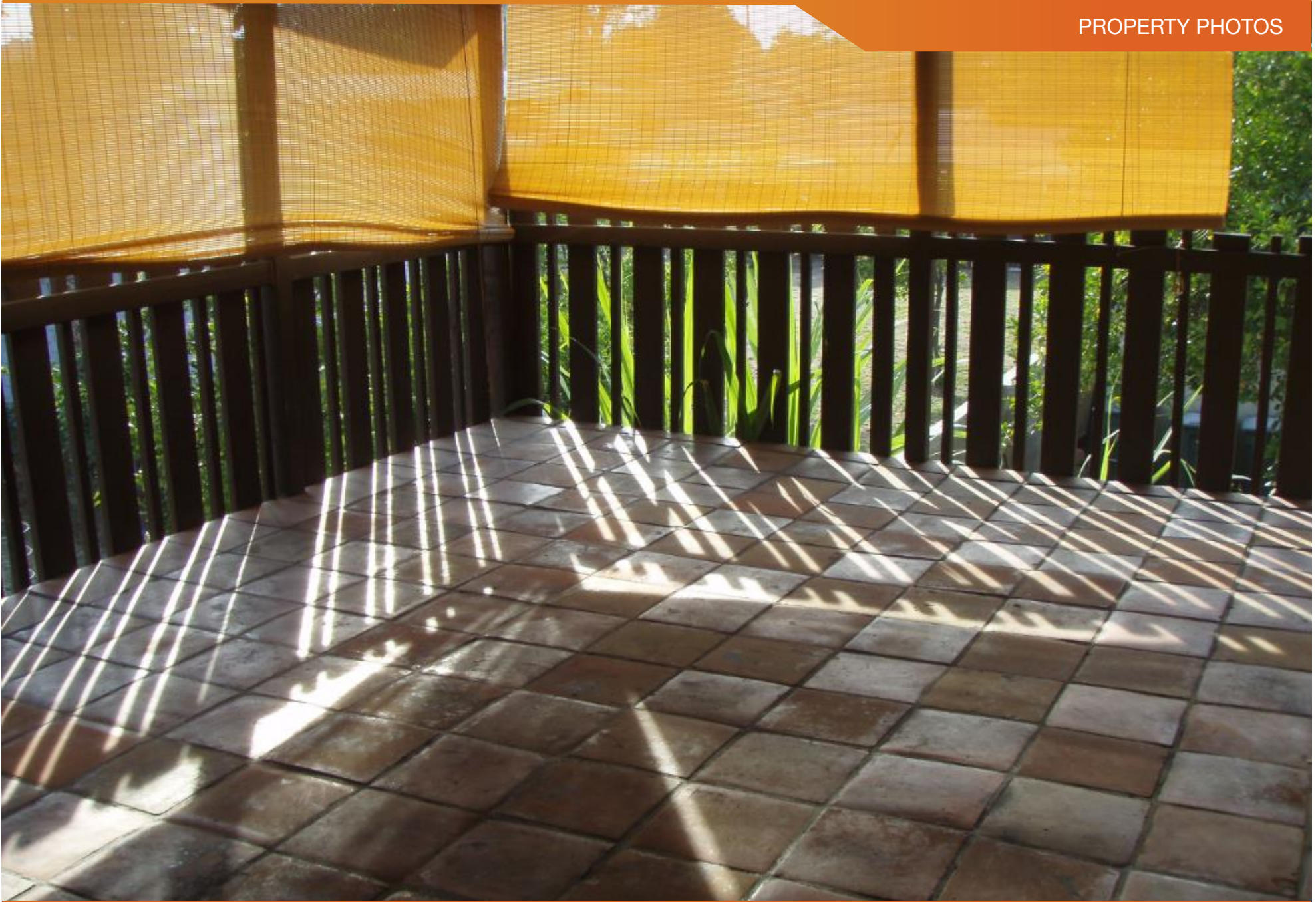












FINANCIAL ANALYSIS



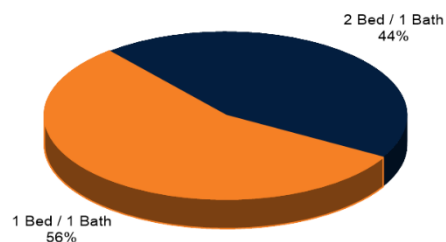
RENT ROLL SUMMARY

As of June, 2020

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bed / 1 Bath	4	N/A	\$1,435 - \$1,595	\$1,505	N/A	\$6,020	\$1,800	N/A	\$7,200
1 Bed / 1 Bath (Vacant)	1	N/A	\$1,800 - \$1,800	\$1,800	N/A	\$1,800	\$1,800	N/A	\$1,800
2 Bed / 1 Bath	4	N/A	\$1,695 - \$1,795	\$1,720	N/A	\$6,880	\$2,300	N/A	\$9,200
Totals/Weighted Averages	9	626		\$1,633	\$2.61	\$14,700	\$2,022	\$3.23	\$18,200
Gross Annualized Rents				\$176,400			\$218,400		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of June, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	1 Bed / 1 Bath	\$1,495	\$0.00	\$1,800	\$0.00
2	2 Bed / 1 Bath	\$1,695	\$0.00	\$2,300	\$0.00
3	2 Bed / 1 Bath	\$1,695	\$0.00	\$2,300	\$0.00
4	1 Bed / 1 Bath	\$1,495	\$0.00	\$1,800	\$0.00
5	1 Bed / 1 Bath (Vacant)	\$1,800	\$0.00	\$1,800	\$0.00
6	2 Bed / 1 Bath	\$1,795	\$0.00	\$2,300	\$0.00
7	2 Bed / 1 Bath	\$1,695	\$0.00	\$2,300	\$0.00
8	1 Bed / 1 Bath	\$1,595	\$0.00	\$1,800	\$0.00
9	1 Bed / 1 Bath	\$1,435	\$0.00	\$1,800	\$0.00
Total	Square Feet: 5,632	\$14,700	\$2.61	\$18,200	\$3.23

OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	176,400		218,400			24,267	38.78
Physical Vacancy	(5,292)	3.0%	(6,552)	3.0%		(728)	(1.16)
Total Vacancy	(\$5,292)	3.0%	(\$6,552)	3.0%		(\$728)	(\$1)
Effective Rental Income	171,108		211,848			23,539	37.62
Other Income							
Laundry Income	2,160		2,160		[1]	240	0.38
Total Other Income	\$2,160		\$2,160			\$240	\$0.38
Effective Gross Income	\$173,268		\$214,008			\$23,779	\$38.00

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	28,460		28,460		[2]	3,162	5.05
Insurance	1,971		1,971		[3]	219	0.35
Utilities - Electric	562		562		[4]	62	0.10
Utilities - Water & Sewer	1,530		1,530		[5]	170	0.27
Utilities - Gas	219		219		[6]	24	0.04
Trash Removal	2,374		2,374		[7]	264	0.42
Repairs & Maintenance	4,500		4,500		[8]	500	0.80
Landscaping	1,800		1,800		[9]	200	0.32
Intercom	1,200		1,200		[10]	133	0.21
Pest Control	480		480		[11]	53	0.09
Operating Reserves	2,250		2,250		[12]	250	0.40
Management Fee	6,931	4.0%	8,560	4.0%		951	1.52
Total Expenses	\$52,276		\$53,906			\$5,990	\$9.57
Expenses as % of EGI	30.2%		25.2%				
Net Operating Income	\$120,992		\$160,102			\$17,789	\$28.43

Notes and assumptions to the above analysis are on the following page.

NOTES**Notes to Operating Statement**

- [1] Owner provided Laundry Income
- [2] 1.056015% of the purchase price
- [3] \$0.35 per rentable sf
- [4] Owner provided Utility Bills
- [5] Owner provided Utility Bills
- [6] Owner provided trailing 12 Gas Bills (June 2019 - June 2020)
- [7] Owner provided Trash Bills
- [8] \$500 per unit per year
- [9] \$150 per month
- [10] \$100 per month
- [11] \$40 per month
- [12] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$2,695,000	
Down Payment	\$1,024,100	38%
Number of Units	9	
Price Per Unit	\$299,444	
Price Per SqFt	\$478.52	
Gross SqFt	5,632	
Lot Size	0.25 Acres	
Approx. Year Built	1961	

Returns	Current	Pro Forma
CAP Rate	4.49%	5.94%
GRM	15.28	12.34
Cash-on-Cash	2.75%	6.57%
Debt Coverage Ratio	1.30	1.72

Financing	1st Loan
Loan Amount	\$1,670,900
Loan Type	New
Interest Rate	3.75%
Amortization	30 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
5	1 Bed / 1 Bath	0	\$1,564	\$1,800
4	2 Bed / 1 Bath	0	\$1,720	\$2,300

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$176,400		\$218,400
Less: Vacancy/Deductions	3.0%	\$5,292	3.0%	\$6,552
Total Effective Rental Income		\$171,108		\$211,848
Other Income		\$2,160		\$2,160
Effective Gross Income		\$173,268		\$214,008
Less: Expenses	30.2%	\$52,276	25.2%	\$53,906
Net Operating Income		\$120,992		\$160,102
Cash Flow		\$120,992		\$160,102
Debt Service		\$92,858		\$92,858
Net Cash Flow After Debt Service	2.75%	\$28,133	6.57%	\$67,244
Principal Reduction		\$30,724		\$31,896
Total Return	5.75%	\$58,857	9.68%	\$99,140

Expenses	Current	Pro Forma
Real Estate Taxes	\$28,460	\$28,460
Insurance	\$1,971	\$1,971
Utilities - Electric	\$562	\$562
Utilities - Water & Sewer	\$1,530	\$1,530
Utilities - Gas	\$219	\$219
Trash Removal	\$2,374	\$2,374
Repairs & Maintenance	\$4,500	\$4,500
Landscaping	\$1,800	\$1,800
Intercom	\$1,200	\$1,200
Pest Control	\$480	\$480
Operating Reserves	\$2,250	\$2,250
Management Fee	\$6,931	\$8,560
Total Expenses	\$52,276	\$53,906
Expenses/Unit	\$5,808	\$5,990
Expenses/SF	\$9.28	\$9.57

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,994
debt and equity
financings
in 2019**



**National platform
operating
within the firm's
brokerage offices**



**\$ 7.18 billion
total national
volume in 2019**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions to
enhance value**

**Enhanced control through
investor qualification support**

**Enhanced control through
MMCC's ability to qualify
investor finance contingencies**

**Enhanced control through
quickly identifying potential
debt/equity sources,
processing, and closing
buyer's finance alternatives**

**Enhanced control through
MMCC's ability to monitor
investor/due diligence and
underwriting to ensure timely,
predictable closings**

MARKET COMPARABLES



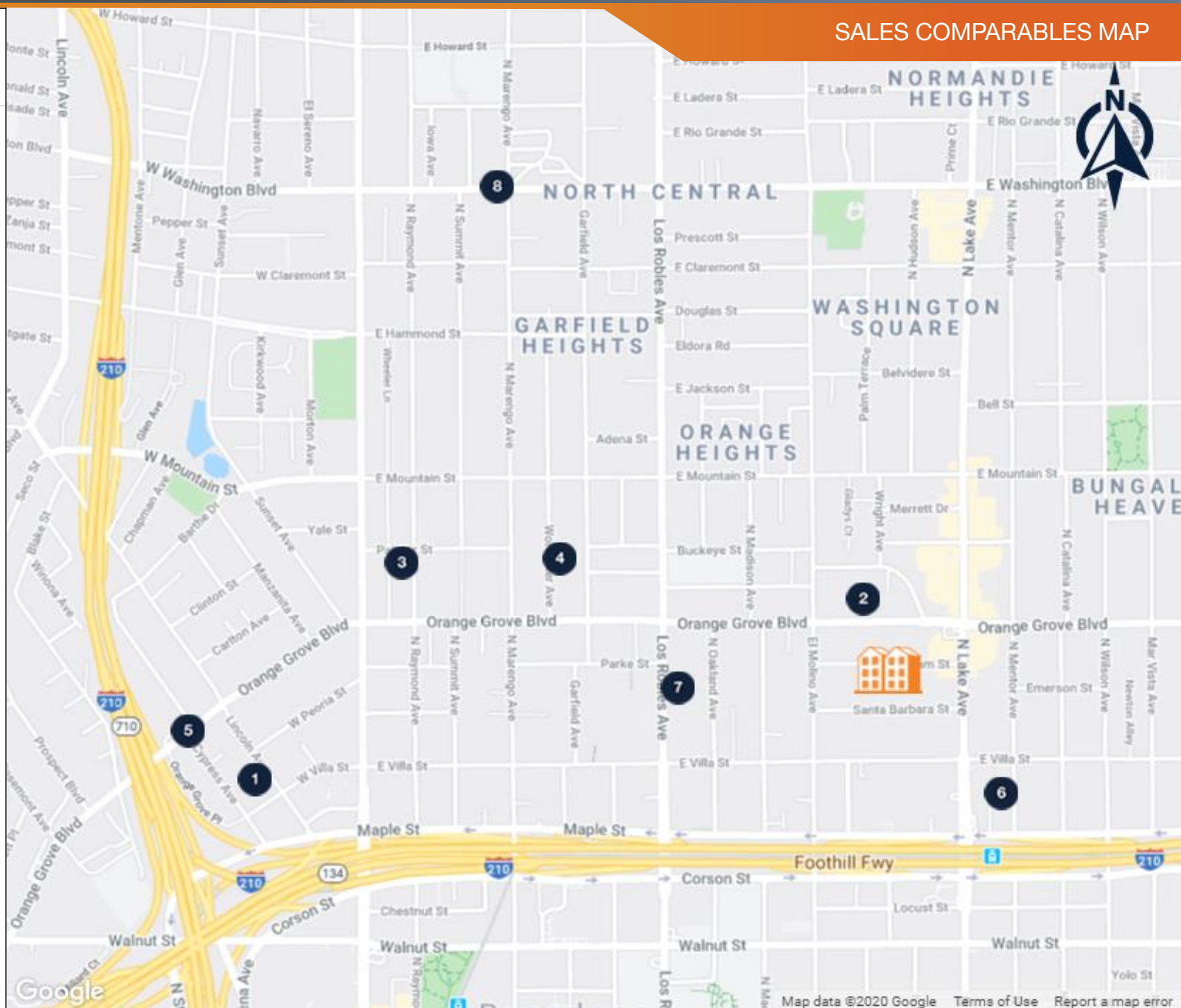


750 EARLHAM ST
Pasadena, CA 91101

- 1 466 Cypress Ave
- 2 727 E Orange Grove Blvd
- 3 759 N Raymond Ave
- 4 760 Worcester Ave
- 5 642 N Orange Grove Blvd
- 6 405 N Mentor Ave
- 7 570 N Los Robles Ave
- 8 1315 N Marengo Ave

● SALES COMPARABLES

SALES COMPARABLES MAP



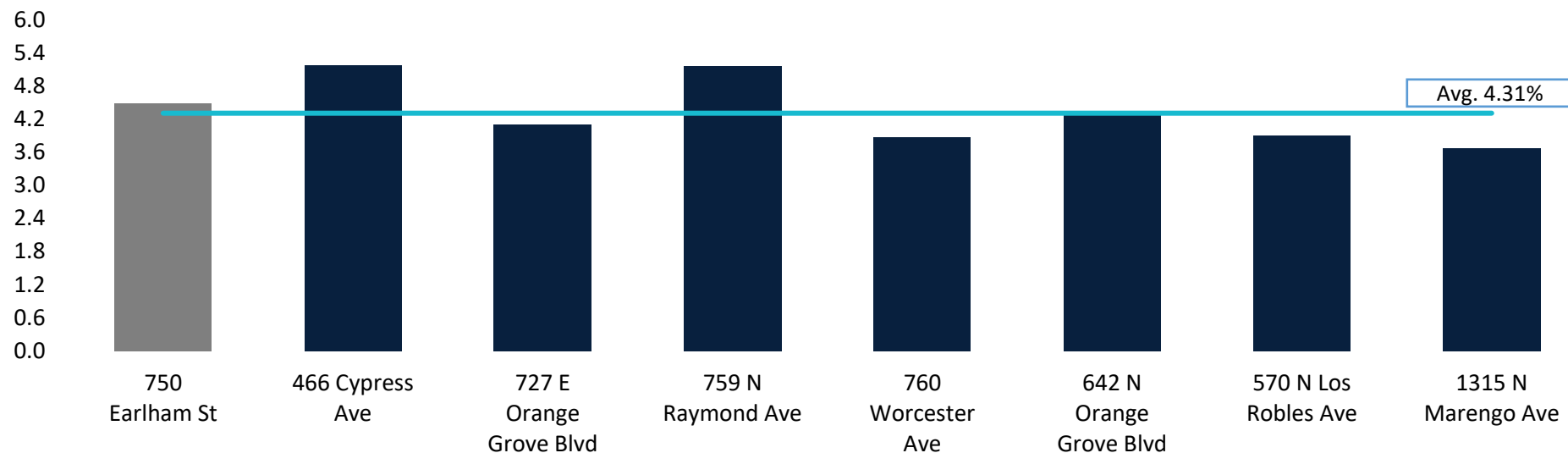
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SALES COMPARABLES

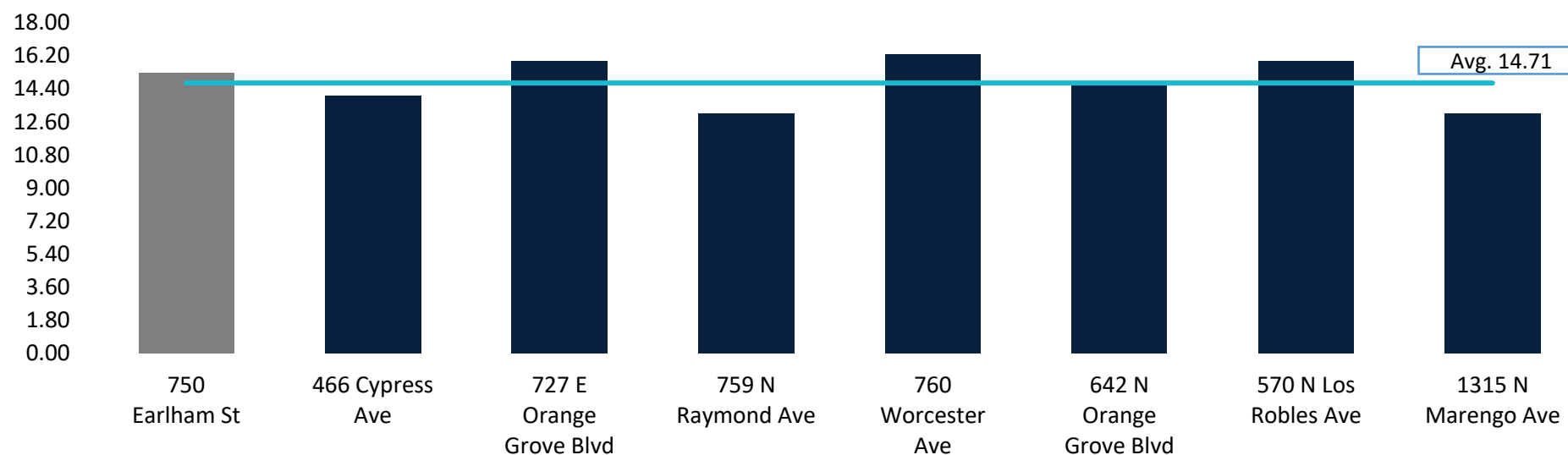
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate



Average GRM

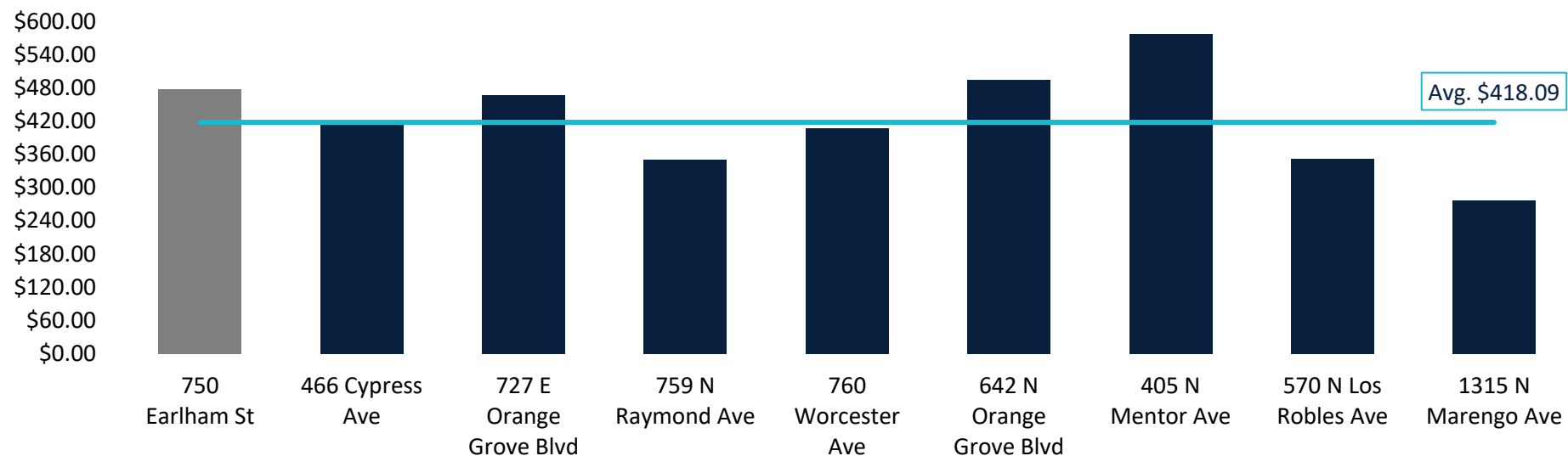


SALES COMPARABLES

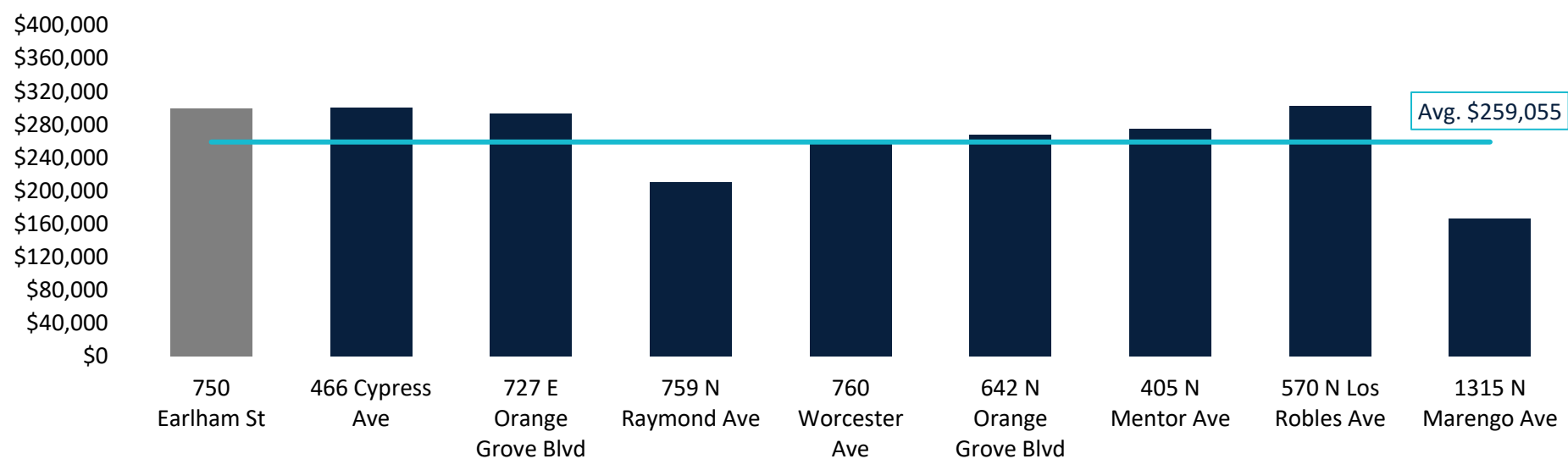
SALES COMPS AVG

SALES COMPARABLES

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

750 EARLHAM ST

750 Earlham St, Pasadena, CA, 91101



		Units	Unit Type
Offering Price:	\$2,695,000	5	1 Bed 1 Bath
Price/Unit:	\$299,444	4	2 Bed 1 Bath
Price/SF:	\$478.52		
CAP Rate:	4.49%		
GRM:	15.28		
Total No. of Units:	9		
Year Built:	1961		

Underwriting Criteria

Income	\$173,268	Expenses	\$52,276
NOI	\$120,992	Vacancy	(\$5,292)

466 CYPRESS AVE

466 Cypress Ave, Pasadena, CA, 91103



		Units	Unit Type
Close Of Escrow:	5/8/2020	1	Studio 1 Bath
Sales Price:	\$2,100,000	1	1 Bdr 1 Bath
Price/Unit:	\$300,000	3	2 Bdr 1 Bath
Price/SF:	\$414.86	1	3 Bdr 1 Bath
CAP Rate:	5.18%	1	3 Bdr 2 Bath
GRM:	14.03		
Total No. of Units:	7		
Year Built:	1944		

Underwriting Criteria

Income	\$149,700		
NOI	\$108,819		

727 E ORANGE GROVE BLVD

727 E Orange Grove Blvd, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	11/25/2019	6	1 Bdr 1 Bath
Sales Price:	\$2,050,000	1	2 Bdr 2 Bath
Price/Unit:	\$292,857		
Price/SF:	\$467.93		
CAP Rate:	4.11%		
GRM:	15.91		
Total No. of Units:	7		
Year Built:	1949		

Underwriting Criteria

Income	\$128,865		
NOI	\$84,168		

SALES COMPARABLES

759 N RAYMOND AVE

759 N Raymond Ave, Pasadena, CA, 91103

3



		Units	Unit Type
Close Of Escrow:	8/21/2019	1	Studio 1 Bath
Sales Price:	\$1,050,000	4	1 Bdr 1 Bath
Price/Unit:	\$210,000		
Price/SF:	\$351.05		
CAP Rate:	5.16%		
GRM:	13.04		
Total No. of Units:	5		
Year Built:	1903		

760 WORCESTER AVE

760 Worcester Ave, Pasadena, CA, 91104

4



		Units	Unit Type
Close Of Escrow:	2/6/2020	4	1 Bdr 1 Bath
Sales Price:	\$1,550,000	2	2 Bdr 1 Bath
Price/Unit:	\$258,333		
Price/SF:	\$407.89		
CAP Rate:	3.87%		
GRM:	16.29		
Total No. of Units:	6		
Year Built:	1962		

Underwriting Criteria

Income	\$95,136
NOI	\$60,024

642 N ORANGE GROVE BLVD

642 N Orange Grove Blvd, Pasadena, CA, 91103

5



		Units	Unit Type
Close Of Escrow:	10/17/2019	10	2 Bdr 1 Bath
Sales Price:	\$2,675,000		
Price/Unit:	\$267,500		
Price/SF:	\$495.37		
CAP Rate:	4.30%		
GRM:	14.78		
Total No. of Units:	10		
Year Built:	1963		

Underwriting Criteria

Income	\$180,946
NOI	\$115,114

NOTES

Marcus & Millichap listing by LAAB Team.

SALES COMPARABLES

405 N MENTOR AVE

405 N Mentor Ave, Pasadena, CA, 91106

6



		Units	Unit Type
Close Of Escrow:	5/7/2020	4	Studio 1 Bath
Sales Price:	\$2,200,000	2	1 Bdr 1 Bath
Price/Unit:	\$275,000	2	2 Bdr 1 Bath
Price/SF:	\$577.73		
Total No. of Units:	8		
Year Built:	1908		

570 N LOS ROBLES AVE

570 N Los Robles Ave, Pasadena, CA, 91101

7



		Units	Unit Type
Close Of Escrow:	6/11/2019	1	1 Bdr 1 Bath
Sales Price:	\$3,625,000	10	2 Bdr 1 Bath
Price/Unit:	\$302,083	1	3 Bdr 2 Bath
Price/SF:	\$352.76		
CAP Rate:	3.90%		
GRM:	15.90		
Total No. of Units:	12		
Year Built:	1963		

Underwriting Criteria

Income	\$228,024
NOI	\$141,375

1315 N MARENGO AVE

1315 N Marengo Ave, Pasadena, CA, 91103

8



		Units	Unit Type
Close Of Escrow:	2/21/2020	4	Studio 1 Bath
Sales Price:	\$1,000,000	1	1 Bdr 1 Bath
Price/Unit:	\$166,667	1	2 Bdr 1 Bath
Price/SF:	\$277.16		
CAP Rate:	3.67%		
GRM:	13.04		
Total No. of Units:	6		
Year Built:	1892		

Underwriting Criteria

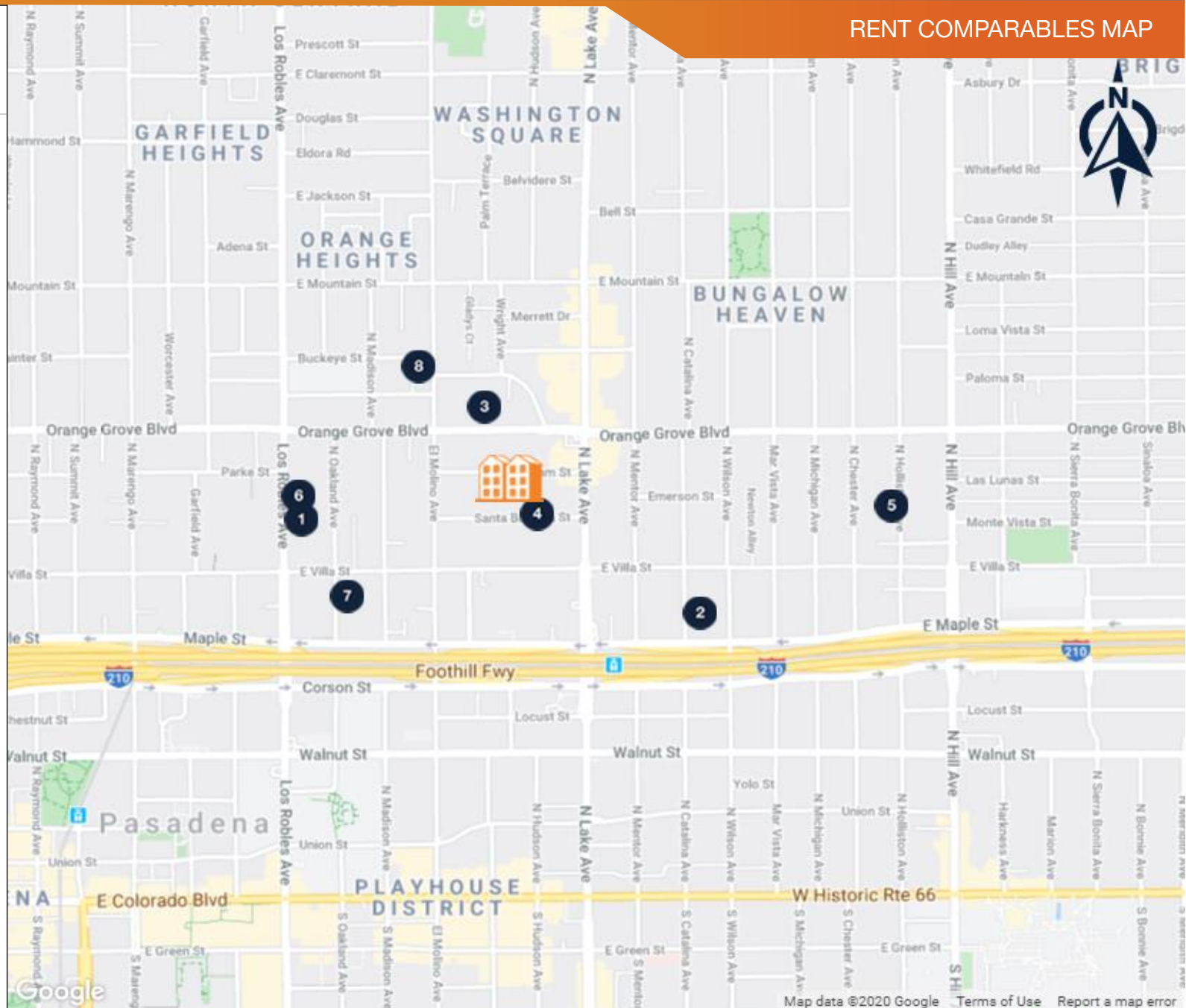
Income	\$76,705
NOI	\$36,720



750 EARLHAM ST
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- 1 534 N Los Robles Ave
- 2 380 N Catalina Ave
- 3 727 E Orange Grove Blvd
- 4 808 Santa Barbara St
- 5 545 N Holliston Ave
- 6 570 N Los Robles Ave
- 7 420 N Oakland Ave
- 8 757 N El Molino Ave

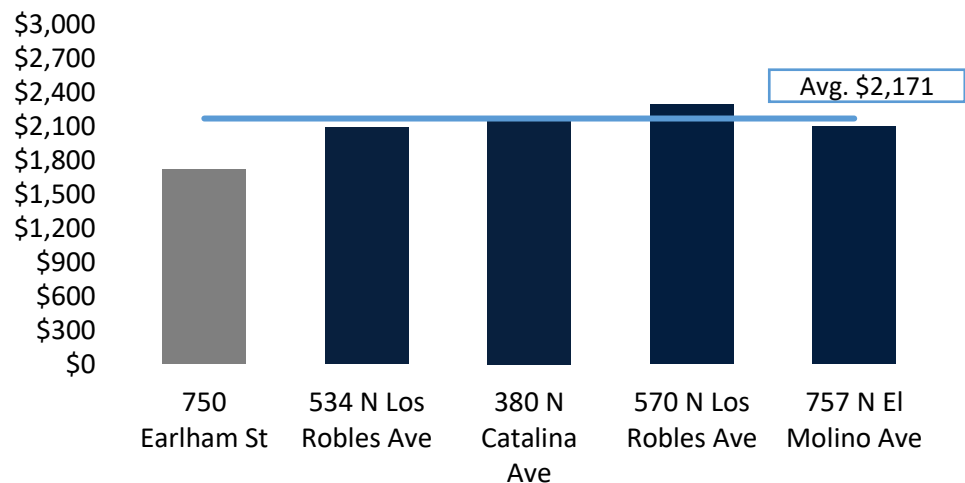
RENT COMPARABLES MAP



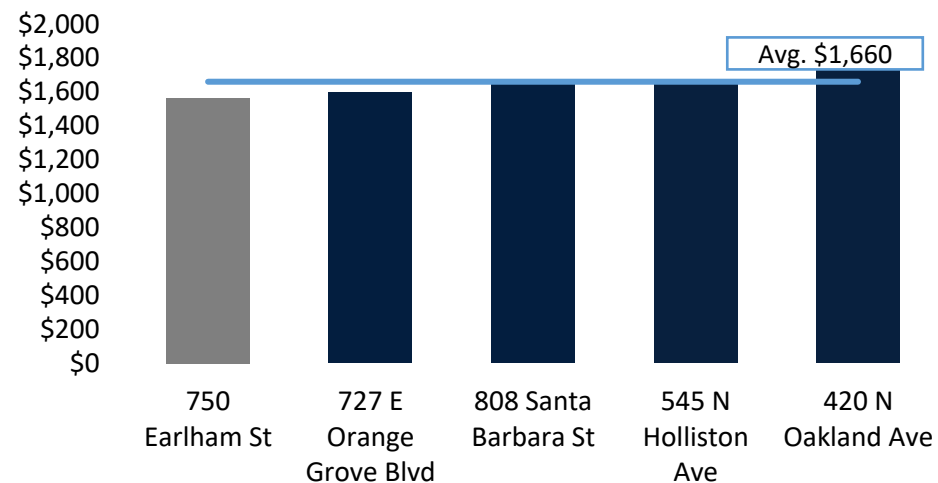
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AVERAGE RENT - MULTIFAMILY

2 Bedroom



1 Bedroom



750 EARLHAM ST

750 Earlam St, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
1 Bed 1 Bath	5		\$1,564	\$0.00
2 Bed 1 Bath	4		\$1,720	\$0.00
Total/Avg.	9		\$1,633	

YEAR BUILT: 1961

534 N LOS ROBLES AVE

534 N Los Robles Ave, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1.5 Bath	1	900	\$2,095	\$2.33
Total/Avg.	1	900	\$2,095	\$2.33

YEAR BUILT: 1984

380 N CATALINA AVE

380 N Catalina Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	868	\$2,195	\$2.53
Total/Avg.	1	868	\$2,195	\$2.53

YEAR BUILT: 1989

727 E ORANGE GROVE BLVD

727 E Orange Grove Blvd, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	600	\$1,595	\$2.66
Total/Avg.	1	600	\$1,595	\$2.66

YEAR BUILT: 1949

808 SANTA BARBARA ST

808 Santa Barbara St, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	1,000	\$1,650	\$1.65
Total/Avg.	1	1,000	\$1,650	\$1.65

YEAR BUILT: 1965

545 N HOLLISTON AVE

545 N Holliston Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	550	\$1,650	\$3.00
Total/Avg.	1	550	\$1,650	\$3.00

YEAR BUILT: 1965

570 N LOS ROBLES AVE

570 N Los Robles Ave, Pasadena, CA, 91101

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Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	856	\$2,295	\$2.68
Total/Avg.	1	856	\$2,295	\$2.68

YEAR BUILT: 1963

420 N OAKLAND AVE

420 N Oakland Ave, Pasadena, CA, 91101

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Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	830	\$1,745	\$2.10
Total/Avg.	1	830	\$1,745	\$2.10

YEAR BUILT: 1955

757 N EL MOLINO AVE

757 N El Molino Ave, Pasadena, CA, 91104

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Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	750	\$2,100	\$2.80
Total/Avg.	1	750	\$2,100	\$2.80

YEAR BUILT: 1928

MARKET OVERVIEW



Created on June 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	44,358	192,235	459,745
■ 2019 Estimate			
Total Population	43,696	187,975	450,197
■ 2010 Census			
Total Population	41,636	178,358	430,297
■ 2000 Census			
Total Population	42,299	174,997	427,039
■ Daytime Population			
2019 Estimate	53,651	222,149	438,075
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	17,947	77,157	173,155
■ 2019 Estimate			
Total Households	17,523	74,896	168,650
Average (Mean) Household Size	2.46	2.45	2.62
■ 2010 Census			
Total Households	16,445	70,046	159,017
■ 2000 Census			
Total Households	15,386	66,535	154,452
Growth 2015-2020	2.42%	3.02%	2.67%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2024 Projection	17,947	77,157	173,155
2019 Estimate	18,625	78,211	174,963
Owner Occupied	4,161	34,688	83,877
Renter Occupied	13,362	40,208	84,773
Vacant	1,102	3,315	6,314
■ Persons In Units			
2019 Estimate Total Occupied Units	17,523	74,896	168,650
1 Person Units	36.52%	32.94%	27.56%
2 Person Units	28.02%	30.89%	30.08%
3 Person Units	13.20%	14.53%	16.85%
4 Person Units	10.40%	11.55%	13.88%
5 Person Units	5.75%	5.26%	6.30%
6+ Person Units	6.09%	4.83%	5.33%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	5.98%	14.29%	13.32%
\$150,000 - \$199,000	6.59%	9.38%	9.17%
\$100,000 - \$149,000	13.34%	17.00%	17.15%
\$75,000 - \$99,999	12.40%	12.63%	12.55%
\$50,000 - \$74,999	15.94%	15.31%	15.53%
\$35,000 - \$49,999	9.71%	8.04%	9.13%
\$25,000 - \$34,999	8.72%	5.97%	6.46%
\$15,000 - \$24,999	8.73%	6.51%	7.21%
Under \$15,000	18.57%	10.87%	9.48%
Average Household Income	\$82,263	\$124,673	\$120,739
Median Household Income	\$56,841	\$80,856	\$78,901
Per Capita Income	\$33,238	\$50,071	\$45,532
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	43,696	187,975	450,197
Under 20	21.96%	20.97%	21.37%
20 to 34 Years	29.29%	22.39%	20.74%
35 to 39 Years	9.01%	7.48%	7.02%
40 to 49 Years	13.68%	13.83%	13.93%
50 to 64 Years	15.16%	19.68%	20.58%
Age 65+	10.90%	15.65%	16.34%
Median Age	34.39	39.42	40.63
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	31,157	137,707	327,916
Elementary (0-8)	10.03%	6.00%	5.65%
Some High School (9-11)	7.25%	5.44%	5.92%
High School Graduate (12)	16.34%	13.88%	15.94%
Some College (13-15)	16.30%	16.28%	16.67%
Associate Degree Only	6.75%	6.88%	7.21%
Bachelors Degree Only	24.00%	27.07%	26.79%
Graduate Degree	15.63%	22.54%	19.59%
■ Population by Gender			
2019 Estimate Total Population	43,696	187,975	450,197
Male Population	49.38%	48.49%	48.12%
Female Population	50.62%	51.51%	51.88%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 43,696. The population has changed by 3.30% since 2000. It is estimated that the population in your area will be 44,358.00 five years from now, which represents a change of 1.52% from the current year. The current population is 49.38% male and 50.62% female. The median age of the population in your area is 34.39, compare this to the US average which is 38.08. The population density in your area is 13,906.34 people per square mile.



Households

There are currently 17,523 households in your selected geography. The number of households has changed by 13.89% since 2000. It is estimated that the number of households in your area will be 17,947 five years from now, which represents a change of 2.42% from the current year. The average household size in your area is 2.46 persons.



Income

In 2019, the median household income for your selected geography is \$56,841, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 72.82% since 2000. It is estimated that the median household income in your area will be \$67,763 five years from now, which represents a change of 19.22% from the current year.

The current year per capita income in your area is \$33,238, compare this to the US average, which is \$33,623. The current year average household income in your area is \$82,263, compare this to the US average which is \$87,636.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 47.69% White, 11.17% Black, 0.08% Native American and 14.06% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 47.93% of the current year population in your selected area. Compare this to the US average of 18.17%.



Housing

The median housing value in your area was \$564,921 in 2019, compare this to the US average of \$212,058. In 2000, there were 3,729 owner occupied housing units in your area and there were 11,657 renter occupied housing units in your area. The median rent at the time was \$608.



Employment

In 2019, there are 42,791 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 58.30% of employees are employed in white-collar occupations in this geography, and 41.82% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.61%. In 2000, the average time traveled to work was 31.00 minutes.

